

11/30/10 10:47:00
DK W BK 647 PG 476
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Prepared by: The Law Office of Shannon Williams * MBN#100412 * 5960 Getwell Road, Ste 212 B * Southaven, MS 38672 *
(662)895-9000 * (662)895-6000 (fax) * RE10-176

Return To: **Return to:**
First National Title, LLC
6880 Cobblestone Blvd, Suite 2
Southaven, MS 38672
(662) 892-8538
File# S 17801

INDEXING INSTRUCTIONS: Lot 47, Section B, RAVENWOOD SUBDIVISION, Section 32, Township 1,
Range 8, Plat Book 81, Page(s) 45, DESOTO County, MS

Grantors Address:

4127 Ravenwood Park W
Horn Lake MS 38637
Phone: 901-270-1300
Phone: N/A

Grantees Address:

9305 STATELINE RD APT 3E
OLIVE BRANCH, MS 38654
Phone: 662-812-8028
Phone: N/A

SUSAN L. SMITH FERGUSON* AND JEFFREY W. FERGUSON**

GRANTOR (S)

TO

LEONETTA M. JONES,
GRANTEE (S)

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **SUSAN L. SMITH FERGUSON AND JEFFREY W. FERGUSON***, hereinafter referred to as "Grantor", do hereby sell, convey and warrant unto **LEONETTA M. JONES, IN FEE SIMPLE** hereinafter referred to as "Grantee" the land lying and being situated in DESOTO County, Mississippi, described as follows, to-wit:

Lot 47, Section B, RAVENWOOD SUBDIVISION as located in Section 32, Township 1 South, Range 8 West, DESOTO County, MS, as shown on plat of record in Plat Book 81, Pages 45, in the Office of the Chancery Clerk, DESOTO County, MS.

Property more commonly known as: 4127 RAVENWOOD PARK W, HORN LAKE, MS 38637.

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision, and health department regulations in effect in DESOTO County, Mississippi.

The warranty in this deed is further subject to Covenants and Restrictions as recorded in the Chancery Clerk of DESOTO County, MS in Book 81, Page 45.

The warranty in this deed is further subject to building lines, easements and restrictions as recorded in the Chancery Clerk of DESOTO County, MS in Book 81, Page 45, Book 328, Page 456, Book 150, Page 119, Book 110, Page 183, Book 110, Page 182 and Book 60, Page 127.

*SUSAN L. SMITH FERGUSON is one and the same as SUSAN L. SMITH as shown on Warranty Deed dated October 29, 2003 and filed for record on November 4, 2003 in Book 457, Page 313 in the office of Chancery Clerk, DeSoto County, MS.

**JEFFREY W. FERGUSON, spouse of Grantor hereby conveys grant, sell, convey and confirm unto the party of the second part, and second part heirs and assigns, all right, claims and interest of every kind, character the spouse of Grantor may have or may hereafter acquire by virtue of the spouse of Grantor marriage, or otherwise; to the Grantor, including but not limited to homestead as provided by the laws of the state, to aforescribed real property, but the spouse of Grantor does not join in the covenants and warranties of this indenture.

2010 Taxes shall be pro-rated and possession is to be given with delivery of this deed.

WITNESS OUR SIGNATURES, this the 19th day of November, 2010.


SUSAN L. SMITH FERGUSON


JEFFREY W. FERGUSON

STATE OF Mississippi

COUNTY OF DESOTO

I, the undersigned, a Notary Public of the County and State first above written, do hereby certify that SUSAN L. SMITH FERGUSON, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 19th day of November, 2010.


Notary Public

(SEAL)

My Commission Expires:

7-29-11



STATE OF Mississippi

COUNTY OF DESOTO

I, the undersigned, a Notary Public of the County and State first above written, do hereby certify that JEFFREY W. FERGUSON, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 19th day of November, 2010.


Notary Public

(SEAL)

My Commission Expires:

7-29-11

